

Friends of the West Shore

www.FriendsWestShore.org
P.O. Box 552, Homewood, CA 96141



COMMUNITY VISION STATEMENT

Land Use Development

Friends envisions preserving and enhancing the character, scale, compatibility and historic significance of the rural quality of life present on the West Shore.

Our Community Vision	Regional Vision Summary: Pathways & Forum 2007
Envisions rural/small town atmosphere – do not want an urbanization of the West Shore.	<i>Rural and community settings should be planned as part of a broader travel experience in the entire Basin...and announcing the civic presence of community.</i>
Redevelopment and enhancement of existing 'town areas' to revitalize town centers and communities.	<i>Development should minimize the ecological footprint of residents and visitors while maximizing their quality of life.</i>
Guiding Land-Use principle: small 'town centers', no sprawl.	<i>Investment and revitalization of existing centers should be a priority.</i>
Maintain existing urban growth boundaries: no new development on un-entitled vacant lands and promote "redevelopment" within the residential, commercial and tourist accommodation boundaries.	<i>Implement strategies promoting redevelopment in urban core areas for air and water quality improvements. Increase incentives for compact, efficient development.</i>
Development – size, scale, density and heights should be controlled. Redevelopment of local communities within the urban growth boundaries should reflect the historical character, culture, and natural systems.	<i>The build environment should be compatible in scale and design with the natural landscape of Lake Tahoe. The build environment should reflect the character, culture, and natural systems of local communities.</i>
Promote Gateways of transportation connectivity.	<i>Highways in the Basin's communities should be planned and designed to support local community character objectives. Developed and natural gateways to the Lake Tahoe Basin should be enhanced.</i>
Tourist Accommodation Units (TAU): the transfer should be "like to like." One bedroom, one bath yields one bedroom, one bath that is no larger than the units they replace, and maintaining similar water usage per unit.	
Tourist units should be available across all social- economic levels, including boutique hotels with smaller family-style units, as well as camping opportunities.	<i>A diverse economy should be fostered that is in harmony and complementary to the unique natural environment of the basin.</i>

<p>Scenic views – on and off shore – enhance lake, mountain and forest views from highways and trails and restrict vertical development visible from the Lake view.</p> <p>Protect and restore the lake, mountain and forest views of existing residents.</p>	<p><i>The natural scenery of the Lake Tahoe Basin should be protected, restored, and visually accessible.</i></p>
<p>The natural landscape of Lake Tahoe should be maintained and it should be compatible with the scale and design of the built environment and any new development.</p>	<p><i>The Land Use elements intend to establish land use goals and policies that will ensure the desired equilibrium and attain and maintain the Environmental Thresholds within a specific time schedule.</i></p>
<p>Daylight and starry nights are a basic value of life at Lake Tahoe and must be preserved.</p>	
<p>Develop a business support system to help small businesses succeed.</p> <p>Develop a business model that is viable on the West Shore during the winter and shoulder seasons when there is a reduction in visitors.</p>	<p><i>Local, small business opportunities and economic incentives should be implemented to keep the Basin economy diverse.</i></p>
<p>Encourage policies that promote opportunities for employees to live near their place of employment.</p>	<p><i>New mixed-use and residential development should be sustainable. The development should be within walking distance of transit.</i></p>
<p>Develop Community Centers for weekly meeting forums.</p>	<p><i>Investment should result in the creation of places for gathering in communities.</i></p>
<p>Encourage policies within reason that promote use of alternative energies and water treatments.</p>	<p><i>New investment should safeguard and improve water quality by planning at a broader, area wide scale.</i></p>
<p>Adopt policies to reduce greenhouse gas emissions, and promote “Green Building” standards and design programs.</p>	<p><i>Investment should include clean industries utilizing green technology compatible with the Basin’s environment. Any new development in the Basin should fit within the context of the appropriate area and should be required to be “green” certified.</i></p>
<p>West Shore residents have a concern on the cumulative impact of various developments on the quality of life on the West Shore and would generally want this issue to be addressed.</p> <p>To maintain the rural lifestyle, any project approvals should take into consideration the entire West Shore impact of traffic polluting influences and impact on infrastructure.</p>	